



# CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

June 30, 2010

**File Number:** 2010-7350

**Permit Type:** Special Development Permit

**Location:** 759 Lynxwood Court (near Old San Francisco Rd.) (APN:209-15-050)

**Applicant/Owner:** Tuong Vu/Michael & Shervan Chao

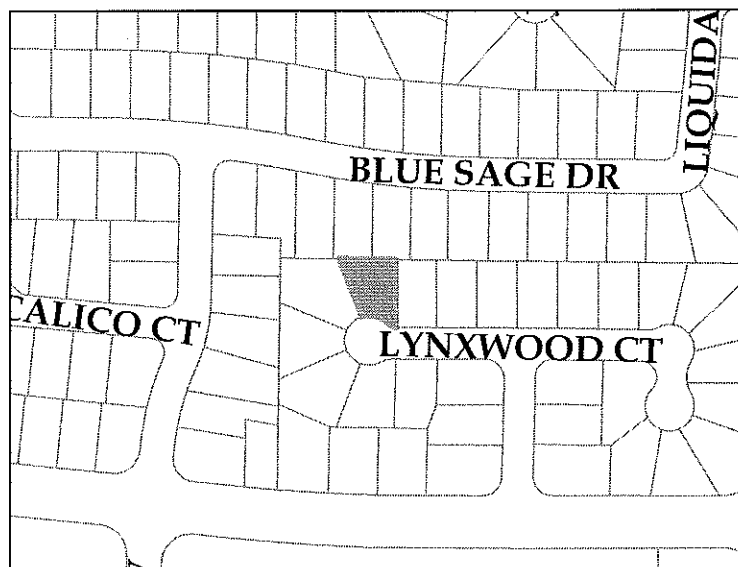
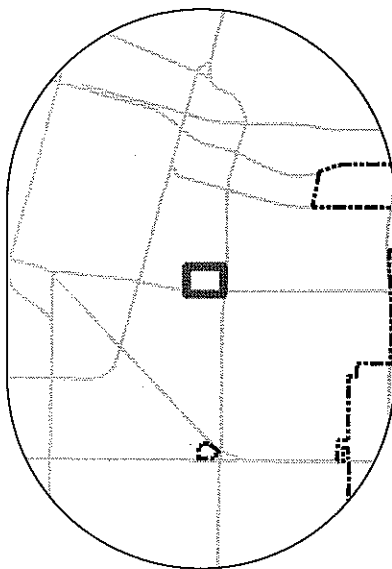
**Staff Contact:** Noren Caliva, Associate Planner, (408) 730-7637


**Project Description:** To allow a 243 square foot one-story addition to an existing single-family home in a planned development, resulting in 2,310 square feet and a Floor Area Ratio of 38%.

**Reason for Permit:** A Special Development Permit is required for modifications to an approved Planned Development.

**Issues:** Neighborhood compatibility and design.

**Recommendation:** Approve with Conditions



Z  500 Feet

**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Residential Low-Medium Density	Same
Zoning District:	R-2/PD	Same
Lot Size (s.f.):	6,004	Same
Gross Floor Area (s.f.):	2,067	2,310
Lot Coverage:	34.4%	39.8% (includes front porch)
Floor Area Ratio:	34.4%	38.5% (excludes front porch)

Previous Planning Projects related to Subject Application The existing home was built in 1977 as part of a 30-lot subdivision, which included five duplexes and 25 single-family homes (SDP #3224). Approved deviations for the single-family homes were limited to lot area and lot width requirements. A building permit was recently issued for a kitchen remodel and minor exterior modifications to the existing home.	<b>Yes</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements	<b>No</b>

**Use:** The proposed project is for an addition to an existing single-family home that would result in higher lot coverage and FAR than approved by the original Special Development Permit.

**Site Layout:** The proposed project includes a one-story front addition (bedroom expansions and new bathrooms) and partial demolition of an existing two-car garage, for a net increase of 243 square feet. The addition is consistent with setback, parking and lot coverage requirements for the R-2 zoning district.

**Compatibility with Neighborhood:** The proposed addition will result in a 2,310 square foot home, 39.8% lot coverage and 38.5% FAR. The largest single-family homes were approved in the late 1980's and 1990's with two-story additions, resulting in homes larger than 3,200 square feet and greater than 53% FAR. As shown in Attachment F, the proposed project is similar to other one-story single-family homes found in this subdivision and is significantly smaller than other approved additions. Therefore, the proposed size of the home is compatible with other the other homes in the subdivision and is in keeping with the established character for the neighborhood.

**Architecture:** The neighborhood contains a mix of architectural designs, including ranch and contemporary styles. The proposed project will retain the existing vertical wood siding and composition shingle roofing, with the addition of stone veneer accents along the building base and new front entry. The

proposed architectural design is in keeping with the character of the neighborhood and would positively contribute to the street frontage.

**Parking/Circulation:** The existing side-loaded garage will be modified to face the street. The proposed project meets the minimum parking requirements by providing two-covered garage spaces and two-uncovered driveway spaces.

As part of the garage modification, the existing driveway and curb cut will be relocated towards the right side of the lot. In order to ensure that the existing street tree along the right side of the new driveway is not impacted, the Department of Public Works (DPW) requires that a minimum of 5 feet be maintained between the new driveway paving and the existing trunk of the tree. This will result in a minimally curved driveway. DPW has reviewed the revised driveway design (Attachment E) and finds that the design will allow for adequate accessibility into the garage and protection of the existing street tree. The final design of the driveway, right-of-way improvements and tree protection plan will be reviewed and approved by Planning and DPW during the building and encroachment permit phase (Attachment A).

**Public Contact:** 17 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 1 (minor addition to an existing structure) relieves this project from CEQA provisions.

## **FINDINGS**

In order to approve the Special Development Permit the following findings must be made:

### **Land Use and Transportation Element**

**Policy N1.4** – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed project allows the applicant to have a reasonable option to expand the home, while maintaining the character of the subdivision. All development standards for the zoning district are met and the project complies with the original Special Development Permit for the subdivision.

**Staff was able to make the findings as the design meets the guidelines described above.**

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The design of the home is in keeping with the architectural style and character of the existing neighborhood and will not result in visual or privacy impacts to the neighbors. The proposed project positively contributes to the street frontage and is in keeping with the established precedent for the neighborhood.

**The project is expected to have minimal impacts on surrounding properties.**

#### **ALTERNATIVES:**

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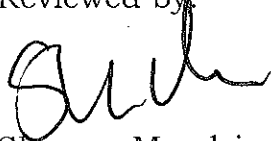
1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

#### **RECOMMENDATION**

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Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:



Shaunn Mendrin  
Senior Planner

Prepared By: Noren Caliva, Associate Planner

#### Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Special Development Permit Justification Form
- D. Site Photos
- E. Revised Driveway Design
- F. Neighboring Properties

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
Planning Application 2010-7350  
Special Development Permit**

**One-story addition to an existing single-family home.**

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

**THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.**

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. USE EXPIRATION - The approved Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)
3. PERMIT EXPIRATION (Ordinance 2895-09) - The Special Development Permit shall be valid for three (3) years from the date of approval by the

final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

4. CONFORMANCE WITH PREVIOUS PLANNING PERMIT – The subject site shall comply with all conditions of approval and requirements of the previously-approved planning application (SDP #3224), except as approved by this permit. [PLANNING] [COA]
5. OBTAIN OTHER PERMITS – Obtain all permits required by the City, including building and encroachment permits. [PLANNING] [COA]

**THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

6. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
7. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
8. TREE PROTECTION PLAN – Prior to issuance of a Demolition Permit or a Building Permit, *whichever* occurs first, obtain approval of a tree protection plan from the Director of Community Development for the street tree along east property line. The tree protection plan shall be included on all subsequent plans and shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:
  - a) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
  - b) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

# 759 LYNXWOOD CT. ADDITION & REMODEL

## PROJECT DATA

ZONING: R-2/PO  
TYPE OF CONSTRUCTION: 6.04 SQ.FT.  
LOT AREA (MT): 2,707 SQ.FT. (4.95)  
ALLOWABLE F.A.R.: 2,087 SQ.FT. (3.44)  
EXISTING F.A.R.: 2,310 SQ.FT. (3.95)  
PROPOSED F.A.R.: 2,310 SQ.FT. (3.95)  
EXISTING BUILDING HEIGHT: 1.5 STORY HOME, 8'0"  
PROPOSED BUILDING HEIGHT: 1.5'

## AREA CALCULATIONS:

EXISTING: 572 SQ.FT.  
-LIVING AREA: 1,495 SQ.FT.  
TOTAL COVERAGE: 2,067 SQ.FT.

PROPOSED: 405 SQ.FT.  
-GARAGE: 130 SQ.FT.  
-GARAGE (REMOVED): 409 SQ.FT.  
-PROPOSED ADDITION: 1,465 SQ.FT.  
-CLIMING AREA

TOTAL COVERAGE: 405+409+1465=2,310 SQ.FT.  
TOTAL LIVING AREA: 409+1465=1,874 SQ.FT.  
% ADDITION TO FLOOR AREA = 409/2067=19.8%

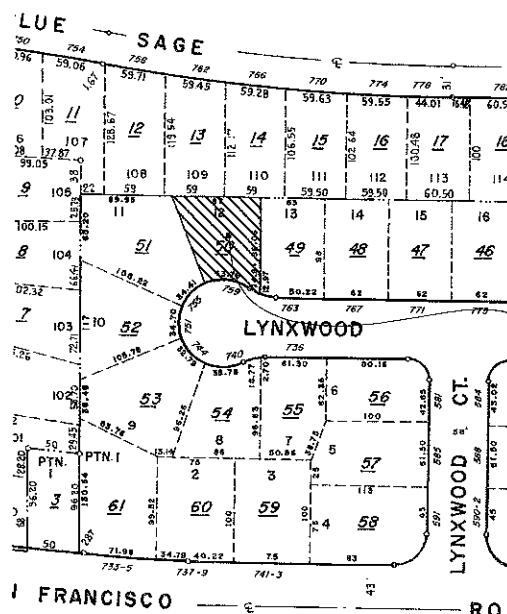
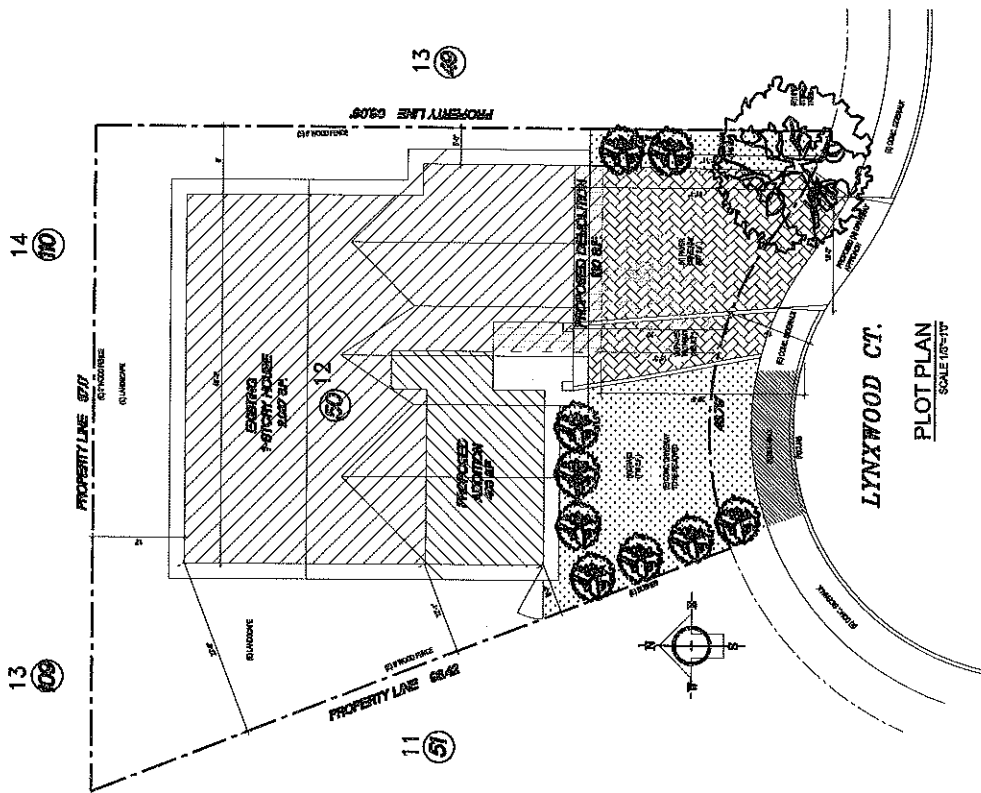
## CODE EDITIONS

CALIFORNIA FIRE CODE  
2007  
CALIFORNIA BUILDING CODE  
2007  
CALIFORNIA MECHANICAL CODE  
2007  
CALIFORNIA PLUMBING CODE  
2007  
CALIFORNIA ELECTRICAL CODE  
2007

## INDEX OF DRAWINGS

A1.1 PLOT PLAN  
A2.1 EXISTING FLOOR & ROOF PLAN  
A2.2 PROPOSED FLOOR & ROOF PLAN  
A3.1 EXISTING ELEVATIONS  
A3.2 PROPOSED ELEVATIONS  
A4.1 PROPOSED SECTION

2007  
2007  
2007  
2007  
2007



PROJECT SITE  
NTS

**TRANVA, LLC**  
surveys - engineers - architects  
526 Calero Ave. San Jose, CA 95123  
Tel: (408) 425-4523  
Fax: (408) 300-1027  
Email: info@tranva.com



DATE	DESCRIPTION	CHECKED BY	DATE

759 LYNXWOOD CT. ADDITION  
APN: 205-15-050

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

OWNER  
SHERVAN CHAO

Phone: (408) 425-4523

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

SCALE: 1/8"

PL

PROJECT NO.



TRANVU, INC.  
 surveyors - engineers - architects  
 526 Calero Ave, San Jose, CA 95123  
 Tel: (408) 425-4523  
 Fax: (408) 300-1027  
 Email: info@transvu.com



DATE	DESCRIPTION	DATE	DESCRIPTION
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12/12/14	12/12/14	12/12/14	12/12/14
12/12/14	12/12/14	12/12/14	12/12/14

759 LYNXWOOD CT. ADDITION

APN. 209-15-030

759 LYNXWOOD CT.  
 SUNNYVALE, CA 94086

OWNER

SHERVAN

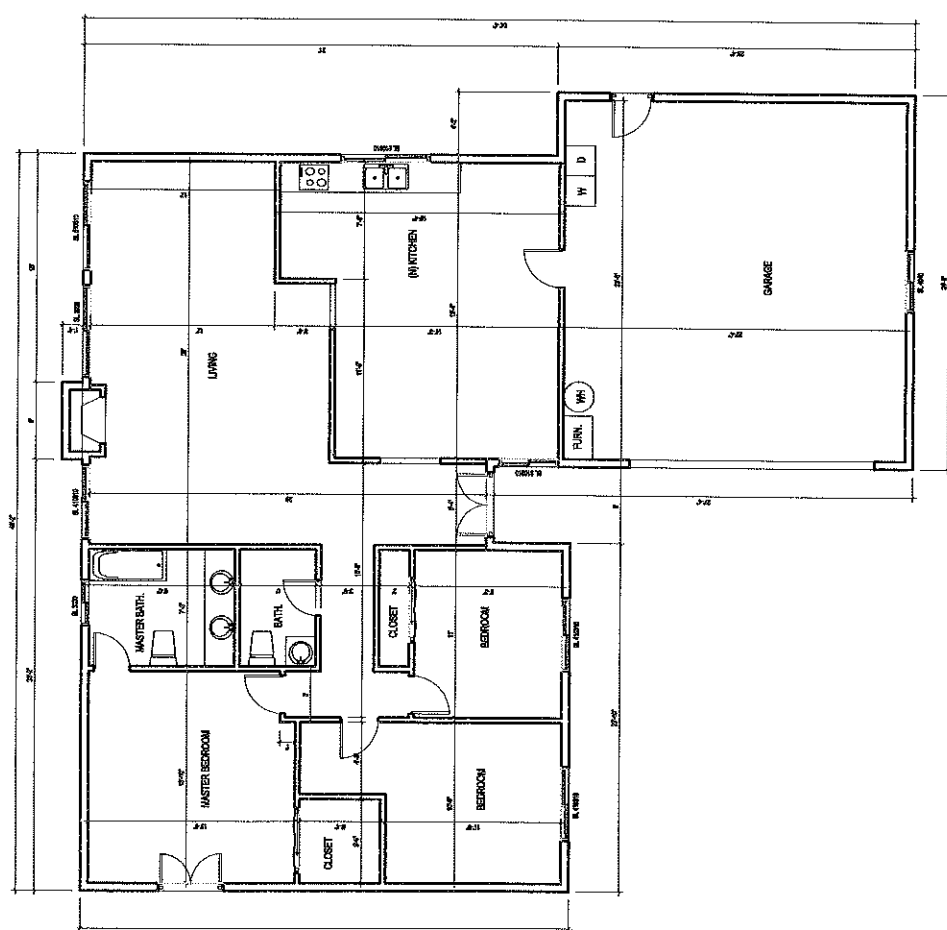
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759 LYNXWOOD CT.  
 SUNNYVALE

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 EXISTING I

PROJECT NO.



EXISTING FLOOR PLAN  
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surveys - engineers - architects

526 Calero Ave. San Jose, CA 95123  
Tel: (408) 425-4523  
Fax: (408) 300-1027  
Email: info@tranalic.com



DATE	DESCRIPTION	CHECKED BY	DATE

759 LYNXWOOD CT. ADDITION

APN. 209-15-050

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

OWNER

SHERY

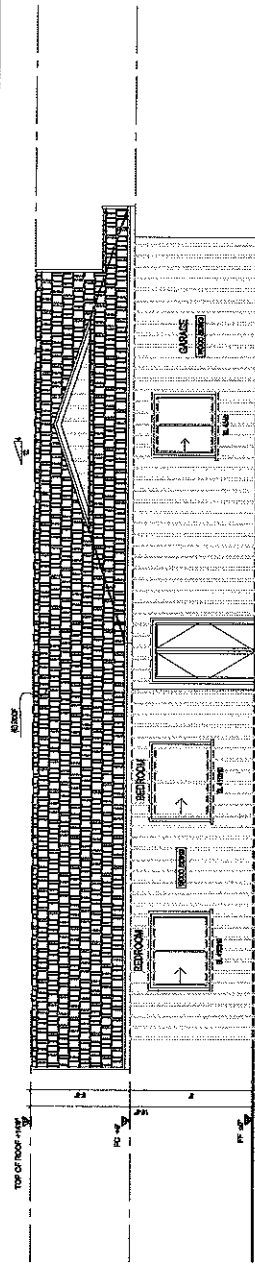
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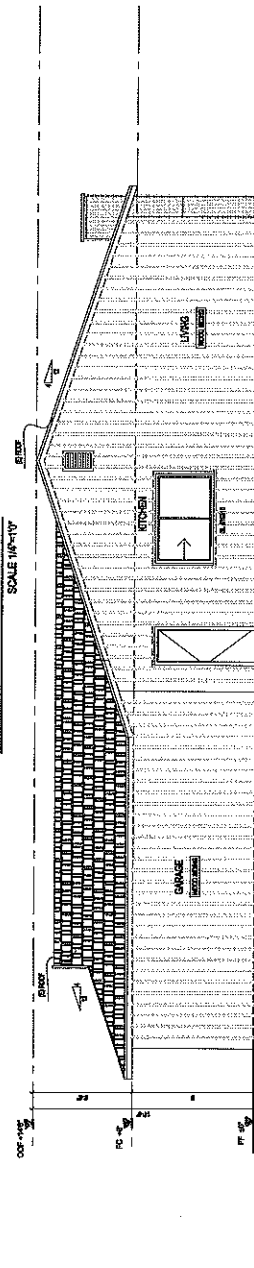
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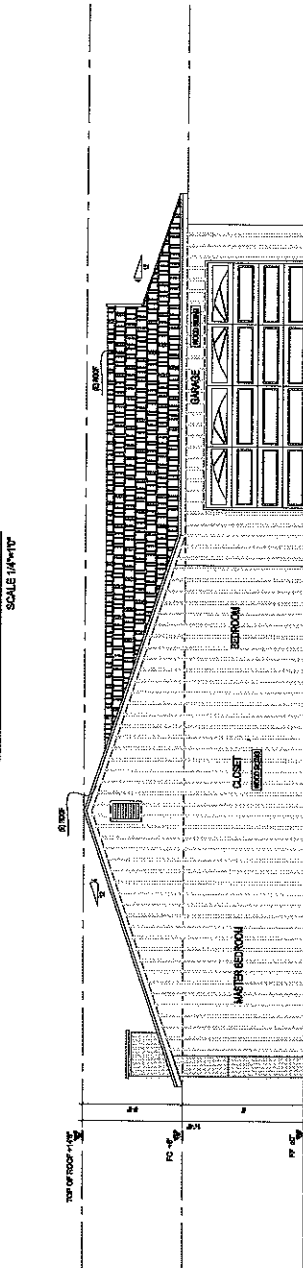
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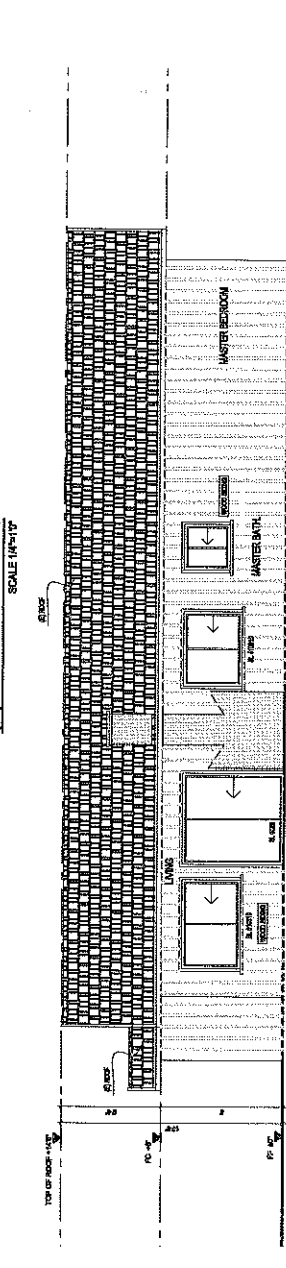
(E) FRONT ELEVATION  
SCALE 1/4"=1'-0"



(E) RIGHT ELEVATION  
SCALE 1/4"=1'-0"



(E) LEFT ELEVATION  
SCALE 1/4"=1'-0"



(E) REAR ELEVATION  
SCALE 1/4"=1'-0"



TRANU, LLC  
SURVEYORS - ENGINEERS - ARCHITECTS

526 Calera Ave, San Jose, CA 95123  
Tel: (408) 425-4223  
Fax: (408) 300-1027  
Email: info@tranu.com

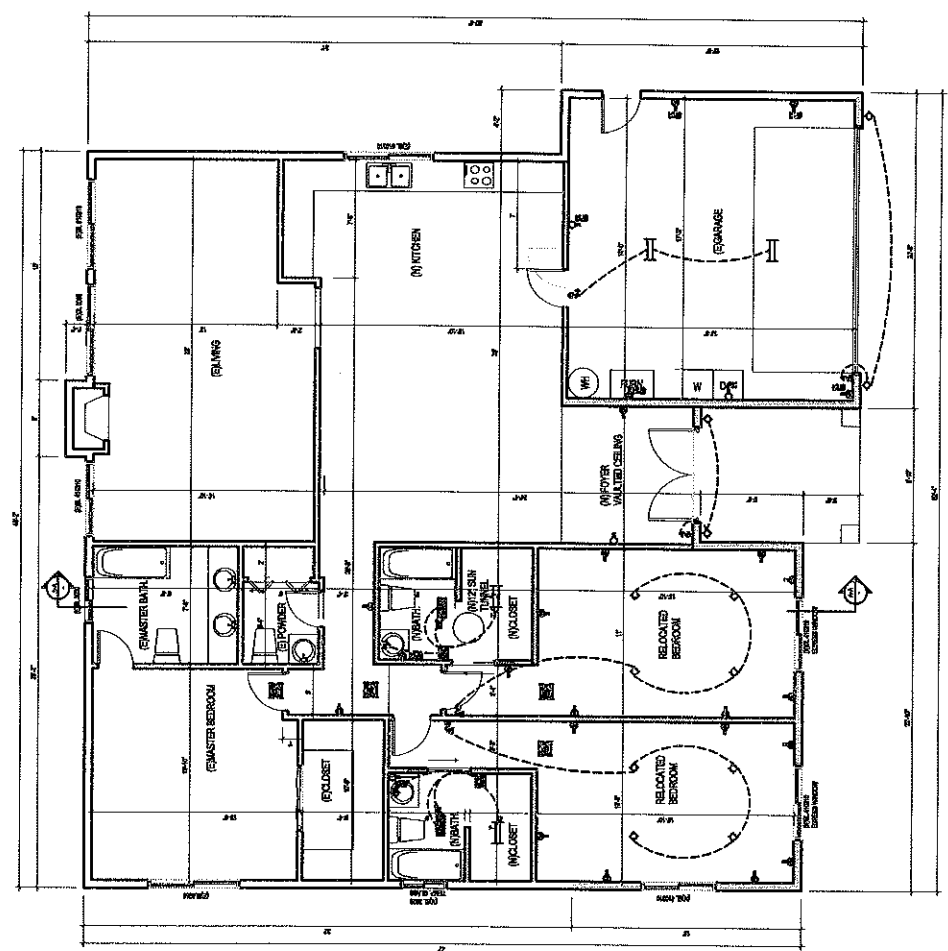
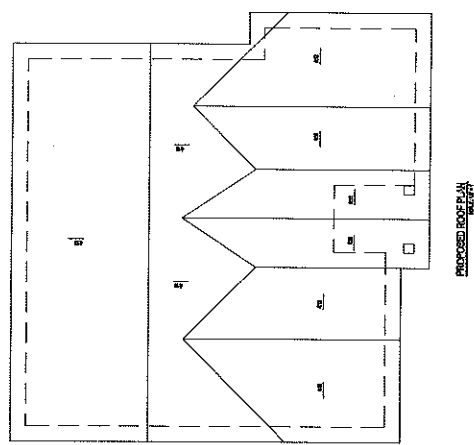


DATE	REVISION	DATE	REVISION	DATE	REVISION

759 LYNXWOOD CT. ADDITION  
APR. 2009-15-080

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

OWNER  
SHEET  
Phone  
759  
SUNN  
SCALE: 1/4"  
PROPOS  
PROPO  
PROJECT NO.



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'

EXISTING WALL  
NEW WALL



surveys - engineers - architects

526 Calero Ave. San Jose, CA 95123  
Tel: (408) 425-4523  
Fax: (408) 300-1027  
Email: info@tranvo.com



DATE	12-2-14
PREPARED BY	TRANVO, LLC
CHECKED BY	TRANVO, LLC
DATE	12-2-14
REVISION	
DATE	

759 LYNXWOOD CT. ADDITION

APN. 209-15-050

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

OWNER

SHERVAN

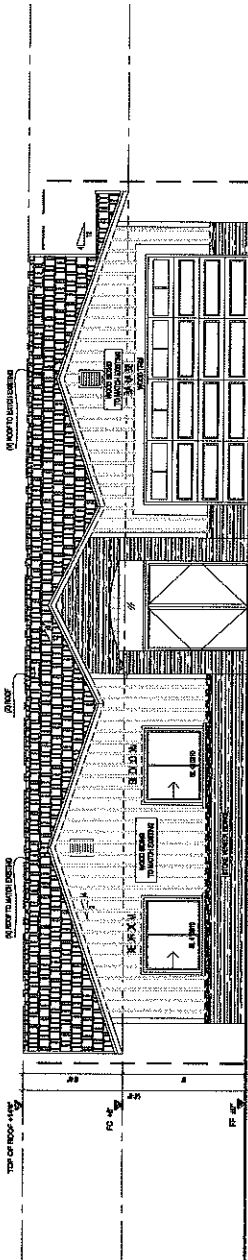
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759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

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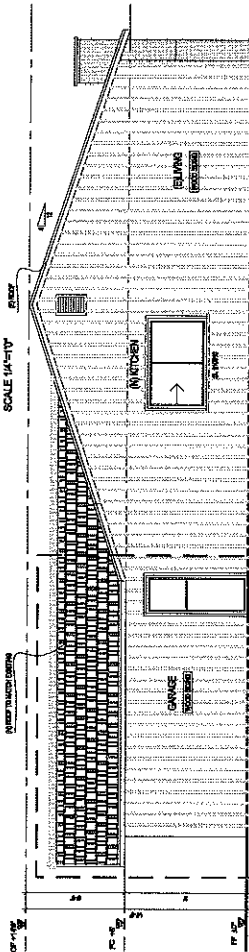
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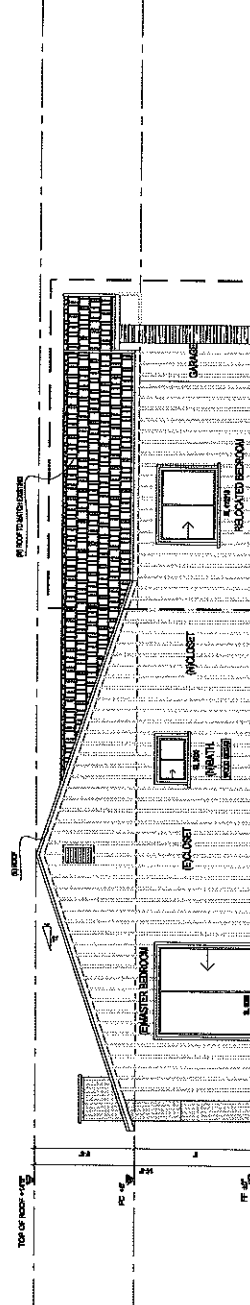
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PROPOSED ADDITION



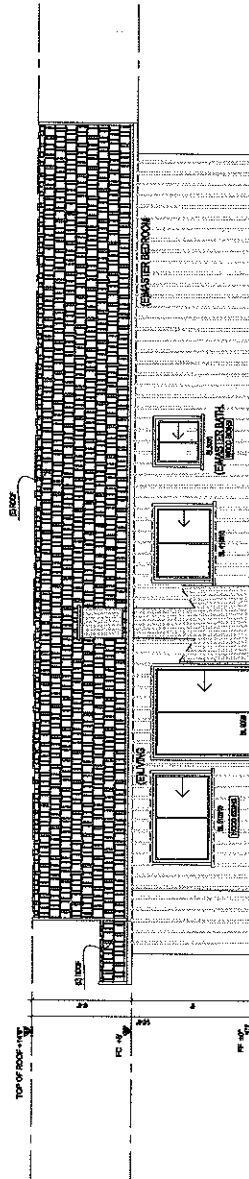
(N) RIGHT ELEVATION  
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PROPOSED ADDITION



(E) LEFT ELEVATION  
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PROPOSED ADDITION



(N) REAR ELEVATION  
SCALE 1/4"=1'-0"



surveys - engineers - architects

526 Calero Ave, San Jose, CA 95123  
Tel: (408) 425-4523  
Fax: (408) 300-1027  
Email: info@tranvu.com



DATE: 12/14/09	CHECKED BY: T.T.
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DATE: 12/14/09	DATE: 12/14/09

759 LYNXWOOD CT. ADDITION

APN. 209-15-050

759 LYNXWOOD CT.  
SUNNYVALE, CA 94086

OWNER

SHEE

Phone

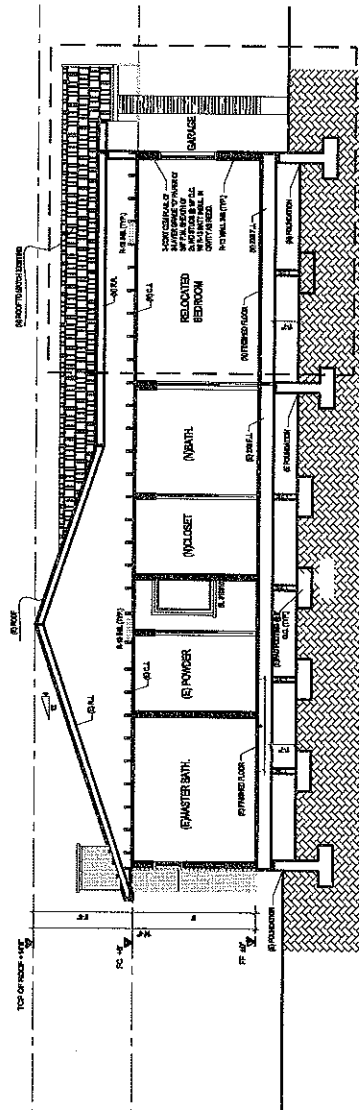
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PROJECT NO.

ATTACHMENT B  
Page 6 of 6



SECTION A-A  
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# USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

The proposed addition maintains the existing height and does not extend the footprint of the house so that the proposed ~~look~~ addition has the same look as the existing house.

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

The proposed addition keep the wood siding look as the existing house and add stone veneer to enhanced the look.

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.





FRONT OF 759 LYNXWOOD CT



REAR SIDE



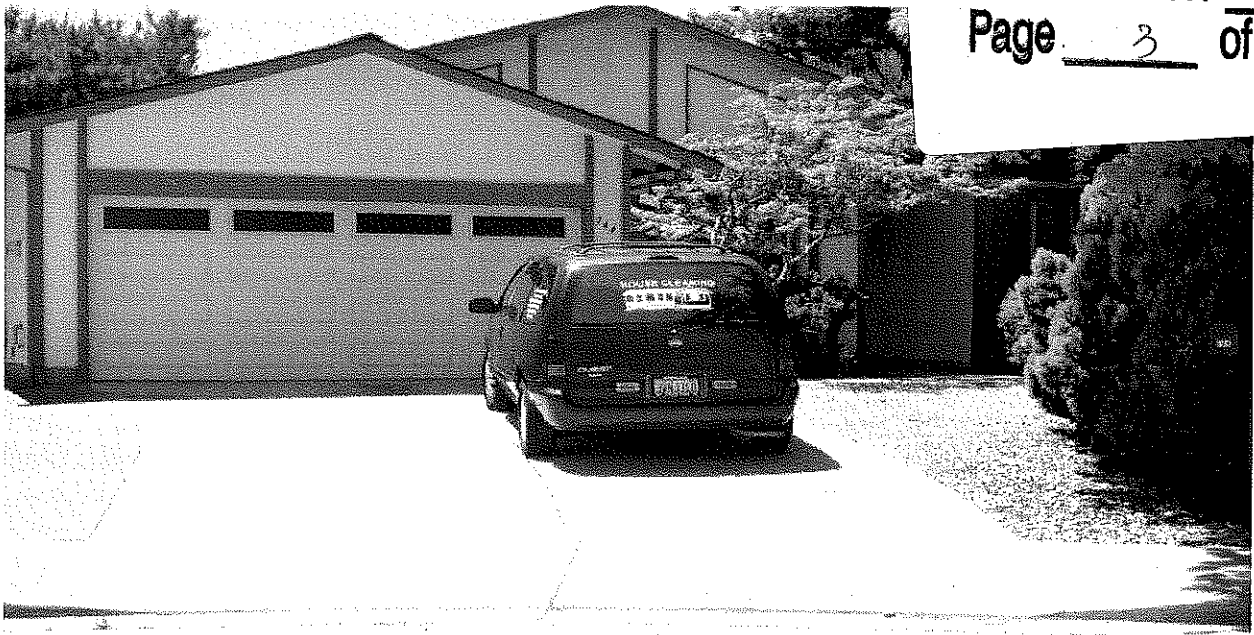


LEFT SIDE



RIGHT SIDE





ADJACENT VIEW



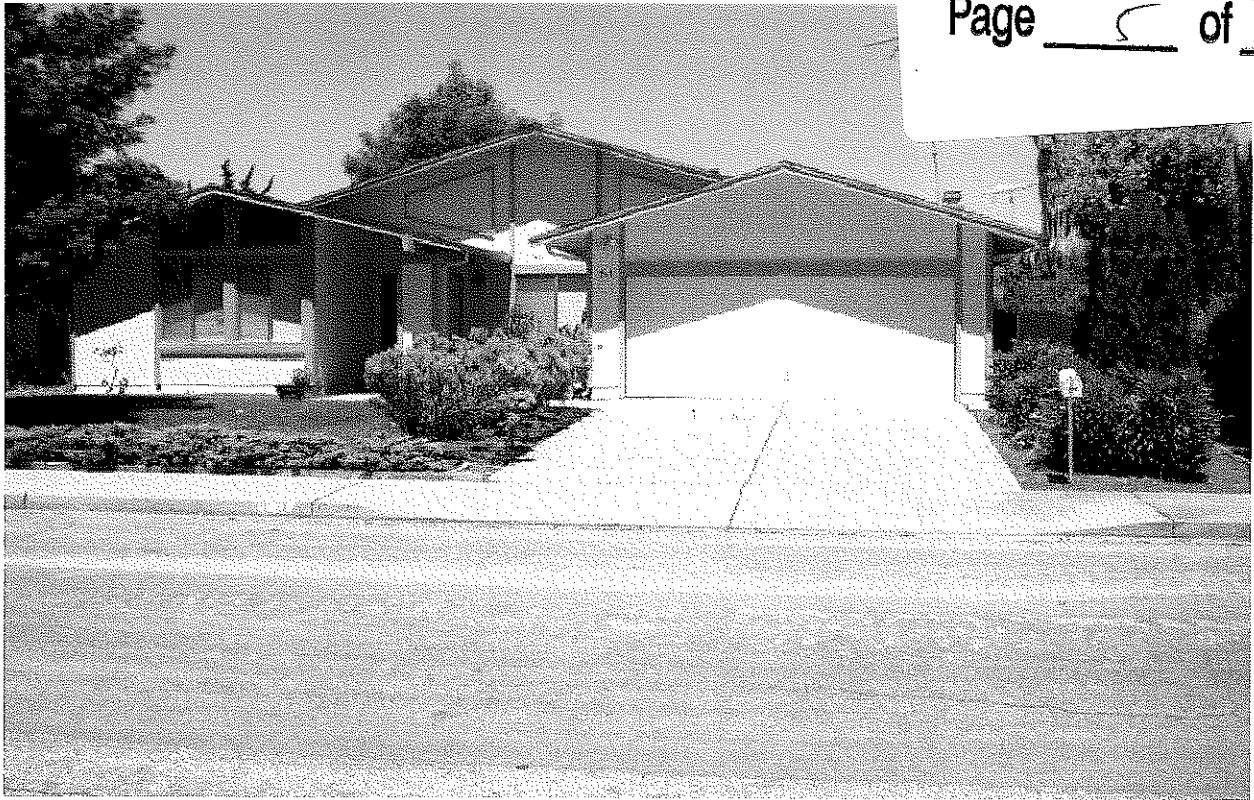
ADJACENT VIEW



ADJACENT VIEW



ADJACENT VIEW

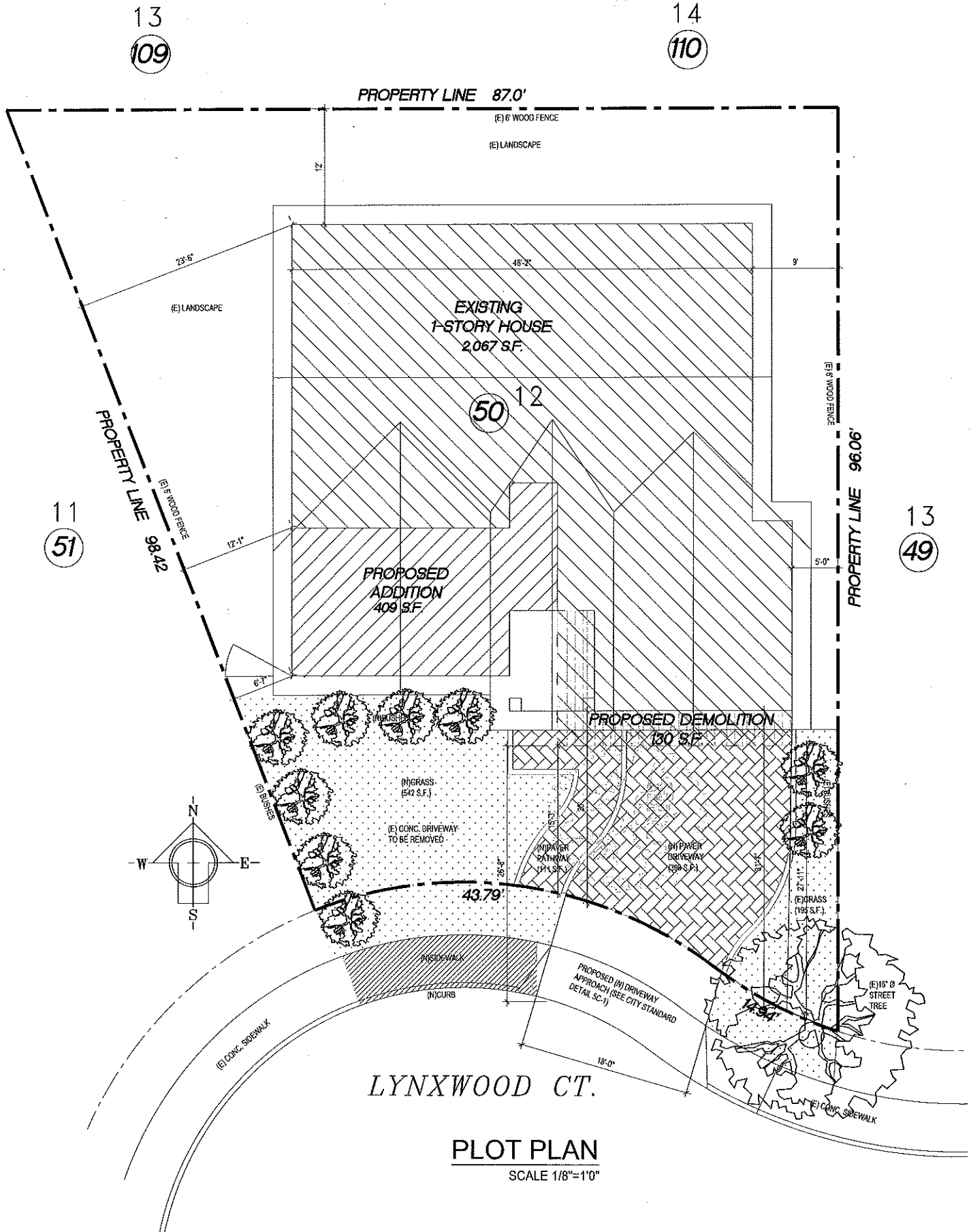


ADJACENT VIEW



ADJACENT VIEW







## Neighboring Properties

Address		Building	Garage	Stories	Land	FAR
755	Lynxwood	1475	500	1	10469	18.9%
792	Lynxwood	1858	481	1	9116	25.7%
744	Lynxwood	1858	481	1	9017	25.9%
786	Lynxwood	1475	500	1	7451	26.5%
799	Lynxwood	1475	500	1	7332	26.9%
751	Lynxwood	1475	500	1	7350	26.9%
796	Lynxwood	1475	500	1	6916	28.6%
788	Lynxwood	1475	500	1	6652	29.7%
740	Lynxwood	1475	500	1	6521	30.3%
781	Lynxwood	1475	500	1	6272	31.5%
794	Lynxwood	1475	500	1	6148	32.1%
581	Lynxwood	1475	500	1	6149	32.1%
584	Lynxwood	1475	500	1	6124	32.3%
585	Lynxwood	1858	481	1	6665	35.1%
790	Lynxwood	1858	481	1	6448	36.3%
763	Lynxwood	1858	481	2	6153	38.0%
783	Lynxwood	2143	500	1	6870	38.5%
779	Lynxwood	1858	481	1	6076	38.5%
775	Lynxwood	1858	481	1	6076	38.5%
767	Lynxwood	1858	481	1	6076	38.5%
<b>759</b>	<b>Lynxwood</b>	<b>1904</b>	<b>406</b>	<b>1</b>	<b>6004</b>	<b>38.5%</b>
588	Lynxwood	1858	481	1	6045	38.7%
736	Lynxwood	1858	481	1	5753	40.7%
777	Lynxwood	2758	481	2	6076	53.3%
771	Lynxwood	2881	481	2	6076	55.3%

**Subject Property**